150.0	0007	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,600 / 823,600
					USE VALUE:	823,600 / 823,600
					ASSESSED:	823,600 / 823,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLWERTH FRANCIS G & PAMELA D
Owner 2:	TRS/GRANDVIEW RD REALTY TRUST
Owner 3:	
Street 1:	48 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WILLWERTH FRANCIS G & PAMELA D -
Owner 2:	-
Street 1:	48 GRANDVIEW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,981 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1930, having primarily Vinyl Exterior and 1730 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4981.000	368,100		455,500	823,600
Total Card	0.114	368,100		455,500	823,600
Total Parcel	0.114	368,100		455,500	823,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.96 | /Parcel: 475.9

Legal Description

User Acct

99592

GIS Ref

GIS Ref

Insp Date

05/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 150.0-0007-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	368,100	0	4,981.	455,500	823,600	823,600	Year End Roll	12/18/2019
2019	101	FV	270,900	0	4,981.	427,100	698,000	698,000	Year End Roll	1/3/2019
2018	101	FV	270,400	0	4,981.	353,000	623,400	623,400	Year End Roll	12/20/2017
2017	101	FV	270,400	0	4,981.	324,600	595,000	595,000	Year End Roll	1/3/2017
2016	101	FV	270,400	0	4,981.	296,100	566,500	566,500	Year End	1/4/2016
2015	101	FV	260,000	0	4,981.	290,400	550,400	550,400	Year End Roll	12/11/2014
2014	101	FV	260,000	0	4,981.	269,900	529,900	529,900	Year End Roll	12/16/2013
2013	101	FV	260,000	0	4,981.	256,800	516,800	516,800		12/13/2012

!11798!

PRINT

Date	Time
12/11/20	01:56:00

LAST REV

Date	Time
10/26/18	11:42:26
danam	
11798	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLWERTH FRANC	61277-470		2/26/2013	Convenience	1	No	No		
WILLWERTH FRANC	60414-151		11/5/2012	Convenience	1	No	No		
WILLWERTH FRANC	58234-5		1/5/2012	Convenience	1	No	No		
	12043-133		7/27/1971		31,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2018	1074	Wood Dec	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2018	Meas/Inspect	BS	Barbara S
11/22/2008	Meas/Inspect	189	PATRIOT
1/8/2000	Inspected	197	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	99592
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4981		Sq. Ft.	Site		0	80.	1.14	9									455,542						455,500	

Total AC/HA: 0.11435 | Total SF/SM: 4981 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 455,542 | Spl Credit | Total: 455,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32873297
Const Adj.:	0.99890995
Adj $ / SQ:	179.183
Other Features:	95908
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452198
Depreciation:	84109
Depreciated Total:	368089

COMMENTS

TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

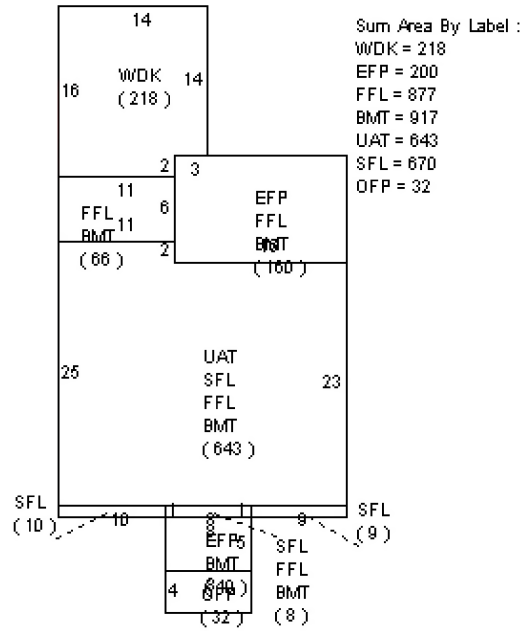
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	917	60.740	55,701
FFL	First Floor	877	179.180	157,144
SFL	Second Floor	670	179.180	120,053
WDK	Deck	218	10.580	2,305
EFP	Enclos Porch	200	40.790	8,159
UAT	Upper Attic	161	71.670	11,521
OFP	Open Porch	32	43.950	1,406
	Net Sketched Area:	3,075	Total:	356,289
Size Ad	1547	Gross Are	3557	FinArea 1730

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	179.18
Special Features:	0	Val/Su Net:	119.71
Final Total:	368100	Val/Su SzAd	237.94

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0007-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	